



**CUSHMAN &
WAKEFIELD**

TO LET

**Unit 1, Evolution, Advanced Manufacturing
Park, Rotherham, S60 5BL**



**Modern Industrial / Warehouse Premises
10,032 sq ft (932 sq m)**

- High quality unit on the Advanced Manufacturing Park
- Excellent access to Junction 33 of the M1
- High quality fitted offices
- 17 designated parking spaces
- Shared yard
- Surrounding occupiers include McLaren, University of Sheffield and Rolls Royce

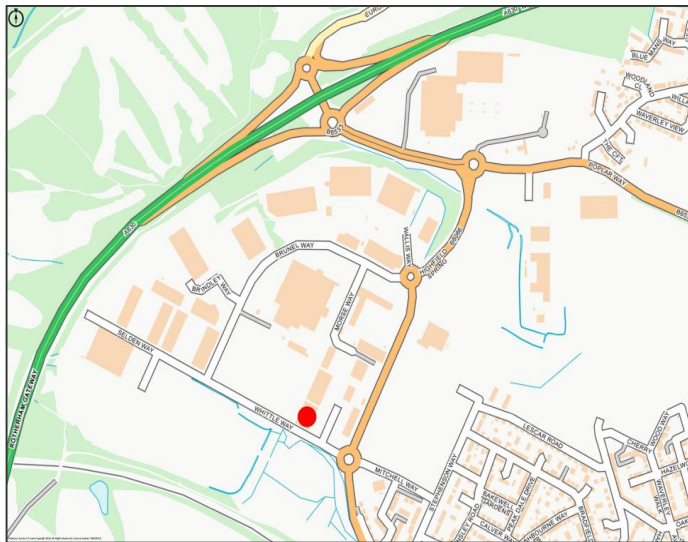
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Location

Evolution is situated in the heart of the Advanced Manufacturing Park (AMP) development, just off Sheffield Parkway (A630). The A630 provides convenient access to Junction 33 of the M1 motorway (1.5 miles), which connects the estate with the national motorway network.

Sheffield Parkway (A630) also provides further access to the A57 which has a direct link into Sheffield City Centre which lies approximately 6.5 miles to the west.

Description

The property is constructed by way of a steel portal frame which benefits from the following specification:

- Eaves height of 6m to the haunch
- One automatic roller shutter door
- Shared yard
- Three phase power
- Surfaced car park / yard with 17 designated parking spaces
- Suspended fluorescent strip lighting in the warehouse

Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	891.48	9,595.85
Office	40.52	436.15
Total	932.0	10,032

Terms

The unit is available by way of a sublease / assignment or by way of a new lease for a term of years to be agreed direct with the landlord.

The property is currently let until July 2022.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

The current energy performance rating for the property is C(52).

A full copy Energy Performance Certificate is available upon application.

Rateable Value

The current rateable value for the property is £51,323 within the 2017 Rating list. The current UBR for 2020/21 is 51.2p therefore the rates payable per annum is £26,277.37.

Viewing

By prior appointment with the agents:-



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Or joint agents Knight Frank